

**CHARTER TOWNSHIP OF LYON
PLANNING COMMISSION
MEETING MINUTES
August 29, 2005**

Approved as corrected September 25, 2006.

DATE: August 29, 2005
TIME: 7:00 PM
PLACE: 58800 Grand River

Call to Order: Chairman Barber called the meeting to order at 7:00 pm.

Roll Call: Present: Michael Barber, Chair
Ted Soper, Vice Chair
Laura James, Secretary
Jim Hamilton
John Hicks, Trustee
Laura Williams

Absent: Jim Dome

Also Present: Philip Seymour, Township Attorney
Michelle Aniol, Township Planner
Alexis Marcarello, Township Planner
Chris Olson, Township Superintendent

Guests: 8

1. APPROVAL OF AGENDA

Ms. James made a motion to approve the agenda for Monday, August 29, 2005 as written.
Mr. Soper supported the motion.

Voice Vote: Ayes: All
Nays: None
Absent: Dome

Motion approved unanimously.

**2. APPROVAL OF CONSENT AGENDA:
- July 25, 2005 Meeting Minutes**

Mr. Hamilton made a motion to approve the July 25, 2005 meeting minutes as written.
Ms. Williams supported the motion.

Voice Vote: Ayes: All
Nays: None
Absent: Dome

Motion approved unanimously.

3. PUBLIC COMMENTS ON NON-AGENDA ITEMS:

Mr. Olson noted that the Planning Commission will be seeing the Speedway site plan back before them in the near future. He noted that Speedway did get their variances from the ZBA and that it looks like things are going well with working with the neighbors.

4. PUBLIC HEARINGS: NONE

5. OLD BUSINESS:

- 1. AP-00-39, Win³ Technology Solutions Planned Development, 53265 Ten Mile Road, south side of Ten Mile Road, west of Johns Road, Final Planned Development Review.**

Ms. Aniol reviewed the comments indicated in the McKenna Associates, Inc. letter dated August 1, 2005 regarding this issue.

Thom Prendergast, Win³, explained the type of business that he is proposing to put into the existing Sprint building. He noted that right now Win³ is mostly a technology consulting business.

Mr. Hamilton questioned the issue of the acceleration and deceleration lanes. Mr. Prendergast responded that he was contacted by the engineering company for the High School that is being built across the street, because they needed property to put in a turning lane on Ten Mile Road. He noted that he gave them the property at no charge. Mr. Hamilton asked Mr. Prendergast to define "short term" in the Planned Development Agreement. Mr. Prendergast responded that he would do this. He noted that short term is between 8 to 16 hours.

Mr. Hicks questioned the time frame for the removal of the loading docks. Mr. Prendergast responded that the sooner he gets a sale, the sooner he will have the money to make the improvements to the building. He stated that he knows that the loading dock area is an eyesore and he does not like it either. He stated that updating the entire façade is one of his goals. He felt that within 60 to 90 days he will be able to remove the loading docks and update the façade. Mr. Hicks stated that he would prefer to see the loading docks removed prior to certificate of occupancy being granted.

Mr. Olson noted that a bond or irrevocable letter of credit from the applicant to ensure that the work gets done is not an unusual request. Mr. Prendergast indicated that he would be more than happy to put up a bond for this. Mr. Soper questioned if the bond would be addressed at the Planning Commission level or at the Board of Trustees level. Ms. Aniol responded that responded that it should be a condition of approval along with the other things and then the Board will vote on it.

Mr. Soper made a motion to recommend approval of AP-00-39, Win³ Technology Solutions, to the Township Board subject to the following:

1. Approval from the County Road Commission.
2. Must provide a bond, the amount to be determined, for removal of the loading docks.
3. Approval from the Township Engineer and Township Attorney.
4. Signed, executed and recorded planned development agreement as set forth in the planned development provisions of the Zoning Ordinance.
5. Recommendations cited in the McKenna Associates, Inc. letter dated August 1, 2005.

Mr. Hamilton supported the motion.

Voice Vote: Ayes: All

Nays: None
Absent: Dome

Motion approved unanimously.

6. NEW BUSINESS: NONE

7. CALL TO THE PUBLIC:

Mr. Olson stated that John and Bonnie Allor are present this evening to discuss a proposal for property on Grand River, formally the Hitch House.

Ms. Marcarello gave some background information regarding the proposal. She noted that this is an informal discussion and that no action is required by the Commission this evening.

There was discussion as to how this site would fit in with the surrounding area and the Master Plan's Future Land Use Map.

John Allor stated that they would like to propose that the Hitch House property be rezoned in order to allow an auto collision shop to go in there. He stated that he has a collision shop located at Oakley Park and Haggerty, which would remain. He is proposing to expand his existing business. He discussed outdoor storage, which is something that he does not have, anything that needs to be stored is stored inside. He noted that they do a lot of work for the Oakland County Sheriff.

Mr. Soper asked the location of the current business and if he could come by and take some pictures for the Commissioners to look at. Mr. Allor responded that he did not have a problem with Mr. Soper doing this.

Ms. James stated that a map indicating the location of similar businesses around the proposed site, and information about the types of jobs and employment that would be created should be provided with a rezoning application, if they go forward with this plan.

It was noted that this would be a special land use that would have to be approved by the Township Board. The Planning Commission is a recommending body to the Township Board.

8. GENERAL DISCUSSION:

Ms. Aniol discussed an upcoming workshop at Mackinaw Island that she and Chris Doozan will be one of the speakers at.

9. ADJOURNMENT:

Mr. Barber adjourned the meeting at 7:57 PM.

Respectfully Submitted,

Deby Cothery

Deby Cothery
Recording Secretary